180.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	779,300	/	779,300
USE VALUE:	779,300	/	779,300
ASSESSED:	779,300	/	779,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BREWSTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI JUNJIE
Owner 2:	XU TIANLIN
Owner 3:	
Street 1:	19 BREWSTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC CUSKER RICHARD J--ETAL -
Owner 2:	MC CUSKER NANCY E -
Street 1:	19 BREWSTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 1808 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7484.000	328,100		451,200	779,300
Total Card	0.172	328,100		451,200	779,300
Total Parcel	0.172	328,100		451,200	779,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.93 | /Parcel: 430.93

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122343
GIS Ref	
GIS Ref	
Insp Date	07/09/18

!14164!

PREVIOUS ASSESSMENT

Parcel ID 180.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	328,100	0	7,484.	451,200	779,300		Year end	12/23/2021
2021	101	FV	316,700	0	7,484.	451,200	767,900		Year End Roll	12/10/2020
2020	101	FV	322,200	0	7,484.	451,200	773,400	773,400	Year End Roll	12/18/2019
2019	101	FV	284,000	0	7,484.	451,200	735,200	735,200	Year End Roll	1/3/2019
2018	101	FV	284,000	0	7,484.	380,300	664,300	664,300	Year End Roll	12/20/2017
2017	101	FV	284,000	0	7,484.	348,000	632,000	632,000	Year End Roll	1/3/2017
2016	101	FV	284,000	0	7,484.	296,500	580,500	580,500	Year End	1/4/2016
2015	101	FV	238,700	0	7,484.	257,800	496,500	496,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:27:32

LAST REV

Date	Time
01/23/20	10:01:47

mmcmakin

TAX DISTRICT | PAT ACCT. 14164

USER DEFINED

Prior Id # 1:	122343
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CUSKER RICHA	73687-226	1	11/20/2019		785,000	No	No		
	17141-500		6/1/1986		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2010	719	Redo Kit	21,000					
1/18/1996	6		60,000					20X24 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
7/9/2018	Meas/Inspect	DGM	D Mann
5/17/2018	MEAS&NOTICE	BS	Barbara S
10/14/2008	Meas/Inspect	163	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7484		Sq. Ft.	Site		0	70.	0.86	7									451,165						451,200	

Total AC/HA:	0.17181	Total SF/SM:	7484	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,165	Spl Credit		Total:	451,200

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Fair
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.31371689
Const Adj.:	1.01250005
Adj $ / SQ:	133.014
Other Features:	123250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403066
Depreciation:	74970
Depreciated Total:	328096

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	4	
Totals			
0			

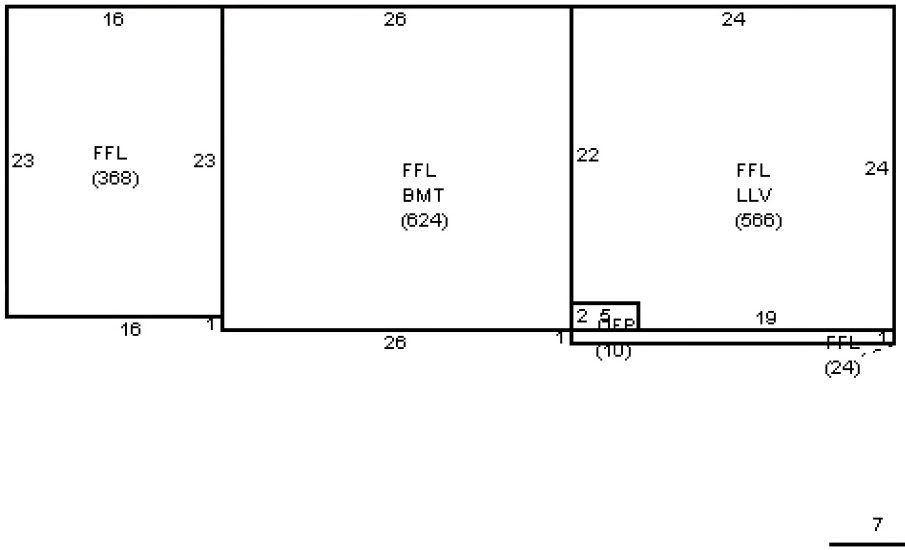
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	133.01
Special Features:	0	Val/Su Net:	117.94
Final Total:	328100	Val/Su SzAd	207.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,582	133.010	210,428
BMT	Basement	624	39.900	24,900
LLV	Lower Level	566	77.810	44,042
OFP	Open Porch	10	44.550	446

Net Sketched Area:	2,782			Total:	279,816
Size Ad	1582	Gross Area	2782	FinArea	1808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 180.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	FR	1975	0.00	T	44	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	